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BARKER STOREY
MATTHEWS

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RETAIL / LEISURE PREMISES - TO LET



3 STATION ROAD, ST. IVES, CAMBRIDGESHIRE PE27 5BH

Size: 2,179 sq ft (202.43 sq m)

Rent: £25,000 per annum

**CLASS E (RETAIL, LEISURE AND
RESTAURANT) USE**

- Substantial retail unit
- Town centre location
- Suitable for a range of uses
- Character features

Location

The attractive riverside town of St Ives has a population of about 19,000 but draws on a much larger catchment. The town centre is closed to through traffic and provides comprehensive shopping facilities. Many major multiple retailers have outlets here including Boots, Waitrose, Superdrug and W H Smiths. A feature of the town is the range of small specialist shops. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.

The property is prominently located on Station Road, a short distance from both the town centre car park and the Market Square as well as the town's bus station and pickup point for the Guided Bus service connecting the town with Cambridge. As such, the property benefits from a high profile location with good footfall.

Description

A high profile town centre retail unit with double fronted shop window onto Station Road, and extensive ancillary ground floor accommodation.

Planning

The unit falls within Use Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 including both retail and leisure uses such as restaurants and bars. Interested parties should make their own enquiries of Huntingdonshire District Council planning department.

Accommodation

Retail area	1,311 sq ft (121.79 sq m)
ITZA	791 sq ft (73.49 sq m)
Ancillary stockroom/storage	848 sq ft (78.78 sq m)
Total NIA	2,179 sq ft (202.43 sq m)

All measurements above are approximate.

Services

Mains electricity, water and gas are understood to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Lease Terms

The property is available by way of a new lease on terms to be agreed directly with the landlords.

Timing

Available immediately.

Rates

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £17,750.

For the year commencing 1 April 2020 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

Rent

£25,000 per annum.

VAT

We understand that VAT will not be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of D (87). A copy of the EPC is available on our website.

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews
150 High Street, Huntingdon,
Cambs PE29 3YH
Contact: Stephen Power
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Ref: 7S1217 200909

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



